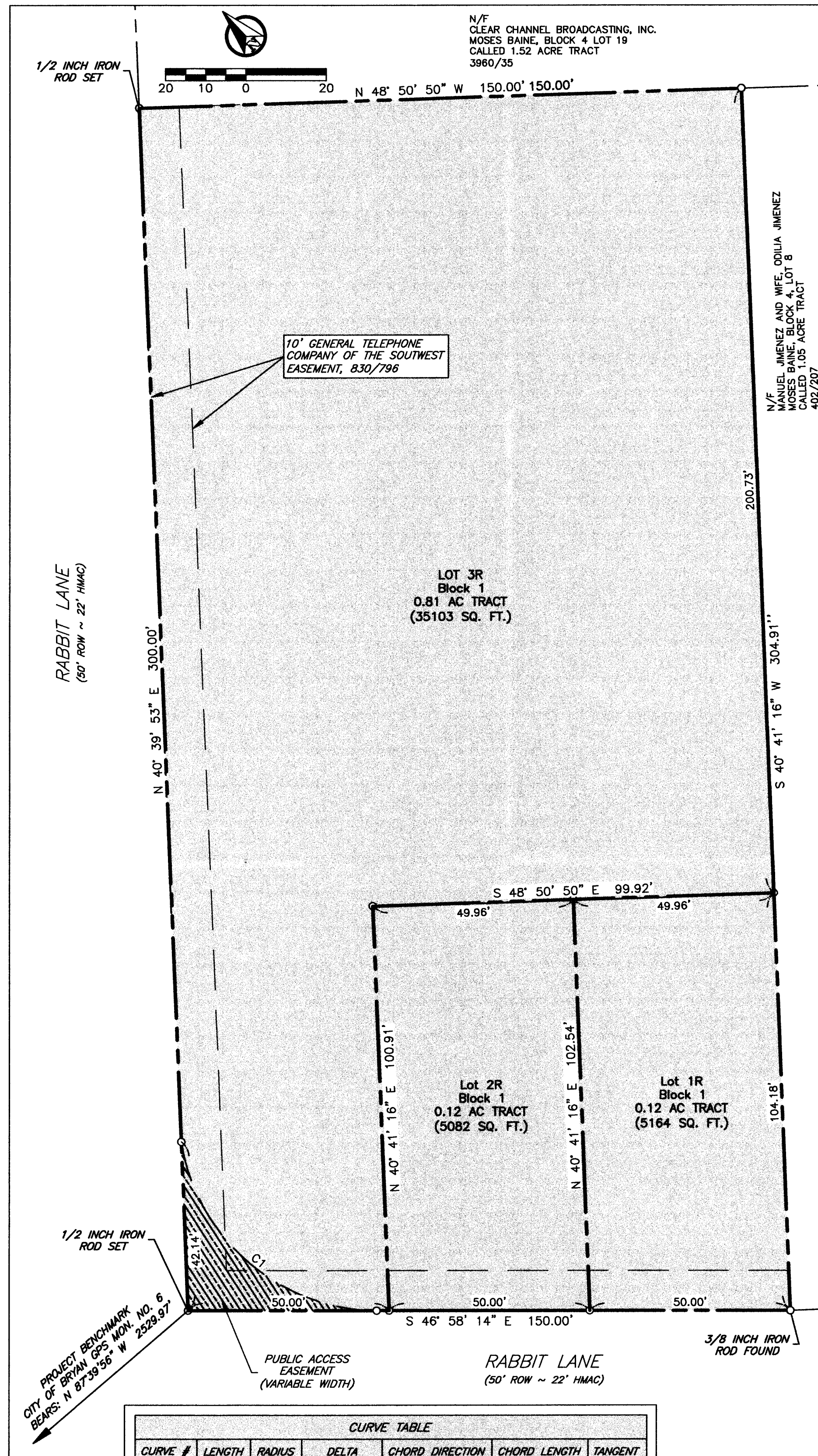


REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.244 ACRE TRACT FOR ROW ABANDONMENT
MOSES BANE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BANE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 1.04 ACRE TRACT AS DESCRIBED BY A DEED TO JIMMY D. FORD RECORDED IN VOLUME 12191, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.244 ACRE RIGHT-OF-WAY DEDICATION, TRAILS END, ACCORDING TO THE PLAT RECORDED IN VOLUME 13002, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE ORIGINAL NORTHEAST LINE OF RABBIT LAKE (50' R.O.W.) MARKING THE WEST CORNER OF A CALLED 1.05 ACRE TRACT AS DESCRIBED BY A DEED TO MANUEL JIMENEZ AND WIFE, GOLIAD JIMENEZ RECORDED IN VOLUME 4002, PAGE 207 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE SOUTH CORNER OF SAID REMAINDER OF 1.04 ACRE TRACT;

THENCE: N 48° 58' 14" W ALONG THE ORIGINAL NORTHEAST LINE OF RABBIT LAKE, SAME BEING THE SOUTHWEST LINE OF SAID REMAINDER OF 1.04 ACRE TRACT, FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID ACRE TRACT AND SAID REMAINDER;

THENCE: N 40° 30' 53" E ALONG THE ORIGINAL SOUTHWEST LINE OF RABBIT LAKE, SAME BEING THE NORTHEAST LINE OF SAID REMAINDER OF 1.04 ACRE TRACT, FOR A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID CALLED 1.05 ACRE TRACT AS DESCRIBED BY A DEED TO CLEAR CHANNEL BROADCASTING, INC. RECORDED IN VOLUME 3960, PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 50' 50" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.04 ACRE TRACT AND SAID 1.52 ACRE TRACT FOR A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 3, BLOCK 1, TRAILS END (PLAT 13082/84);

THENCE: S 40° 39' 53" W ALONG THE NORTHWEST LINE OF SAID LOT 3 FOR A DISTANCE OF 275.80 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 3;

THENCE: S 48° 58' 14" E ALONG THE SOUTHWEST LINE OF SAID LOT 3 AND LOTS 1 AND 2, BLOCK 1, TRAILS END, FOR A DISTANCE OF 124.98 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 1.05 ACRE TRACT MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: S 40° 41' 16" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.04 ACRE TRACT AND SAID 1.05 ACRE TRACT FOR A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.244 OF AN ACRE OF LAND, MORE OR LESS AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jimmy D. Ford, owner of the 1.041 acre tract shown on this plat, being the same tract of land as platted in the Deeds Records of Brazos County in Volume 13082, Page 084, and designated as Block 1, Lots 1-3, Trails End Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Jimmy D. Ford, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Jimmy D. Ford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, _____ County, _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

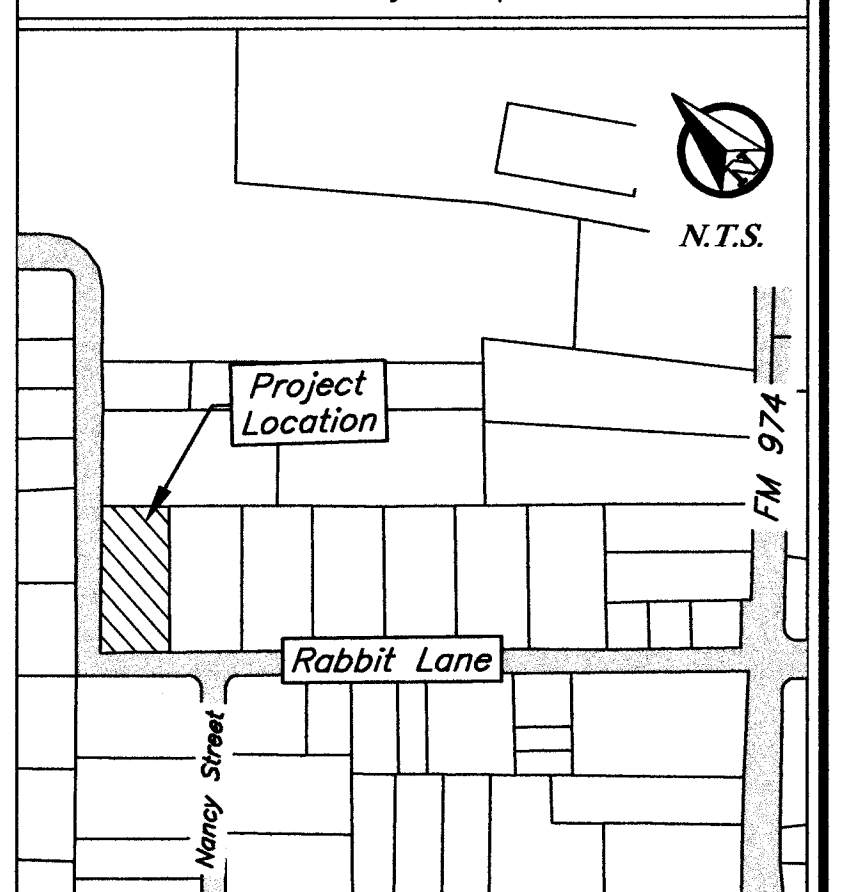
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	69.89'	50.00'	80° 05' 28"	S 6° 05' 42" E	64.34'	42.02'



**METES AND BOUNDS DESCRIPTION OF
A 1.041 ACRE TRACT FOR REPLAT
MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS**

Vicinity Map



Legend

Line Types

- | | |
|---|-----------------------------|
| _____ | Proposed Conditions |
| _____ | Existing Conditions |
| _____ W-8 _____ | Water Line (Size Noted) |
| _____ S-8 _____ | Sanitary Sewer (Size Noted) |
| _____ AE _____ AE _____ | Aerial Electrical |
| _____ | Contour |
| _____ | Easement |
| _____ | Property Line |
|  | Power Pole |
|  | Sewer Manhole |

General Notes:

1. Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
2. This property is zoned MU-1, Mixed Used Residential.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is not within the 100-YR floodplain according to the DWR Harris County, Texas and Incorporated areas, Map No. 480410202SF, effective April 2, 2014.
5. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the MU-1 Zoning District.
6. The 0.244 acre portion of the Right-Of-Way was abandoned by Ordinance NO. _____ adopted by the Bryan City Council
7. Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
8. Existing contours shown here are from field data.
9. ROW Abandoned by action of the City Council
Ordinance NO. _____
Effective Date _____

FINAL PLAT

*Trail's End
Block 1, Lots 1R-3R*

Being a Replat of

l's End Block 1

Lots 1-3
1.041 Acres JUN 15 2016

Owner:
Jimmy D. Ford
5833 Wilcox Lane
Bryan, TX 77808

Surveyor:
Cerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering

PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951